

1/4 OF SEC 34, TWP 33N, R1E.W.M. CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCEL NUMBERS R13334-497-2361 & R13334-432-2241

KNOW ALL MENBY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGORS AND HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HEREIN AND USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, TRACTS AND BLOCKS ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREIN; ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. PUBLIC UTILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGE AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCURRED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND AVENUES

RESTRICTIVE AND PROTECTIVE COVENANTS APPLYING TO ALL LOTS IN THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. 4083666 RECORDS OF ISLAND COUNTY WASHINGTON. ALSO, TRACT D SHALL BE CONNECTED TO THE HOMEOWNERS ASSOCIATION AS DESCRIBED IN SAID RESTRICTIVE AND PROTECTIVE COVENANTS.

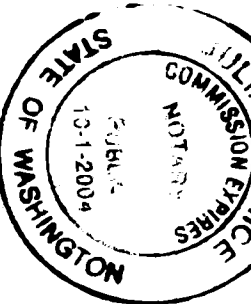
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 10th DAY OF June 2024.

William L. Massey
WILLIAM L. MASSEY

Kathleen A. Massey
KATHLEEN A. MASSEY
BY WILLIAM L. MASSEY
HER ATTORNEY-IN-FACT

STATE OF WASHINGTON
COUNTY OF ISLAND
THIS IS TO CERTIFY THAT ON THIS 12TH DAY OF JULY, 2004, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, APPEARED WILLIAM L. MASSEY TO ME KNOWN TO BE THE
INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR HIMSELF AND
AS ATTORNEY-IN-FACT FOR KATHLEEN A. MASSEY, ALSO THEREIN DESCRIBED, AND
ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAID INSTRUMENT AS HIS FREE
AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE
SAID PRINCIPAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON ORTH STATED
THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT
BEEN REVOKED AND THAT THE SAID PRINCIPAL IS NOT DECEASED OR INCAPACITATED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT one Harbor
MY COMMISSION EXPIRES 12/1/04



AN EASEMENT IS RECEIVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION, CITY OF ANGELES, PUEBLO SOUND ENERGY, VERIZON, NORTHWEST CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF EX-LOT AND TRACT ABUTTING THE STREETS AS SHOWN HEREIN IN WHICH TO INSTALL, LAY, CONDUIT, RENEW, OPERATE, MAINTAIN AND REMOVE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND VALVES, NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH STORM WATER, ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

ALSO THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE STORM DRAINS AS INSTALLED IN THIS AFORESAID EASEMENT IS RESERVED FOR AND GRANTED TO THOSE LOTS WHICH ARE SERVED BY SAID STORM DRAINS.

PARCEL R13334-497-2361

THE EAST 591.07 FEET OF THE NORTH 626.00 FEET OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE
WILLAMETTE MERIDIAN;

ALSO THE NORTH 626.00 FEET OF THE WEST 2.5 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT ANY PORTION THEREOF LYING IN THE PLAT OF REDWING, DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 243-246, RECORDS OF ISLAND COUNTY, WASHINGTON.

PARCEL R13334-432-2241

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE NORTH 626.00 FEET THEREOF, AS MEASURED ALONG THE WESTERLY LINE THEREOF;

ALSO EXCEPT ANY PORTION THEREOF LYING IN THE PLAT OF REDMING, DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 243-246, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO TOGETHER WITH THE WEST 2.5 ACRES OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE
WILLAMETTE MERIDIAN;

EXCEPT THE NORTH 626.00 FEET AS MEASURED ALONG THE WEST LINE THEREOF.

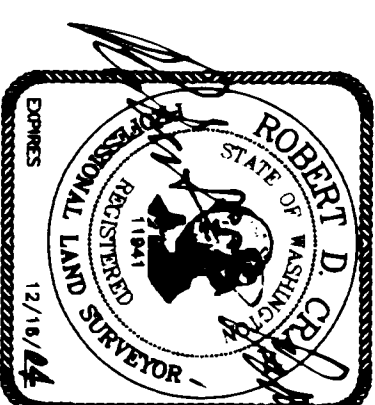
ALL SITUATE IN ISLAND COUNTY, WASHINGTON

1. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SIGNATORY'S PROFESSIONAL JUDGMENT, IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE. EXPRESSED OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS OR ORDINANCES.

2. ALL CORNERS ARE MARKED UPON THE GROUND WITH AN IRON REBAR AND PLASTIC CAP MARKED FAKEMA & KINGMA, INC. LS 11941, UNLESS NOTED OTHERWISE.
3. SURVEY EQUIPMENT USED FOR THE FIELD SURVEY IS A LEICA TS902, TOTAL STATION, WITH RETRO-PRISMS, CALIBRATED AGAINST NGS BASELINE "BAYVIEW" ON DECEMBER 30, 2003.
4. THE USE AND MAINTENANCE OF THE WETLANDS AND ASSOCIATED BUFFERES IN TRACT D AND THE PRIVATE DRAINAGE AND SANITARY SEWER EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, NOT THE CITY OF OAK HARBOR. IN THE EVENT THE HOMEOWNERS ASSOCIATION IS DISBANDED, ALL OF SAID MAINTENANCE RESPONSIBILITIES SHALL BE ADOPTED BY THE INDIVIDUAL, PROPERTY OWNERS, NO DUMPING OF DEBRIS OR YARD WASTE SHALL BE ALLOWED IN SAID WETLAND AND ASSOCIATED BUFFER AND ANY ACCESS SHALL BE LIMITED, SAID TRACT D SHALL BE PROTECTED AS A NATIVE PLANT AREA.
5. ALL SIGNIFICANT TREES, AS MEASURED 12 INCHES IN DIAMETER, 48 INCHES ABOVE EXISTING GRADE, SHALL BE RETAINED AND SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL BY THE CITY OF OAK HARBOR.

I HEREBY CERTIFY THAT THE PLAT OF REDWING, DW. NO. 2 IS BASED UPON AN ACTUAL SURVEY OF SECTION 34, TOWNSHIP 33 N., RANGE 1 E., WM.; THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATING REGULATIONS.

Robert D. Gray, P.L.S.
CERTIFICATE NO. 11941
6/9/04



I HEREBY CERTIFY THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 1 DAY OF March 2001

Doug A Merriman
DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2005.

C. Kori Day
LUNDA RIFFE, ISLAND COUNTY TREASURER

6/11/04
DEPUTY TREASURER

EXAMINED AND APPROVED THIS 16th DAY OF June 2024

LARRY BENFIELD, P.E., OAK HARBOR CITY ENGINEER

APPROVED BY THE COUNCIL OF OAK HARBOR, WASHINGTON, THIS
13 DAY OF MAY 2004.

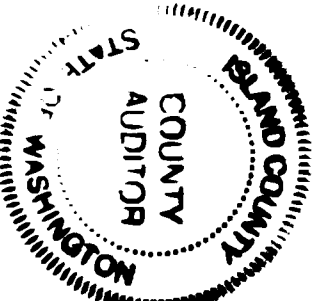
Connie T. Wheeler
CONNIE T. WHEELER, CLERK

Patricia A. Cohen
PATRICIA A. COHEN, MAYOR

RECORDED June 23 2004 IN VOLUME PAGE UNDER
AUDITOR'S FILE NO. 4104272 RECORDS OF ISLAND COUNTRY
WASHINGTON.

RECORDED June 23 2004 IN VOLUME PAGE UNDER
AUDITOR'S FILE NO. 4104272 RECORDS OF ISLAND COUNTRY
WASHINGTON.

FILED FOR RECORD AT THE REQUEST OF FAKKEMA & KINGMA, INC. THIS
23 DAY OF ~~April~~ 2004 AND RECORDED IN VOLUME 15 OF
PLATS, PAGES 264-266. RECORDS OF ISLAND COUNTY, WASHINGTON



Suzanne Sinclair
SUZANNE SINCLAIR
ISLAND COUNTY AUDITOR

Kim Lundberg
KIM LUNDBERG
DEPUTY AUDITOR

WILLIAM L. MASSEY
P.O. BOX 399
OAK HARBOR, WA 98277
1-360-675-9091

SHEET 1 OF 3

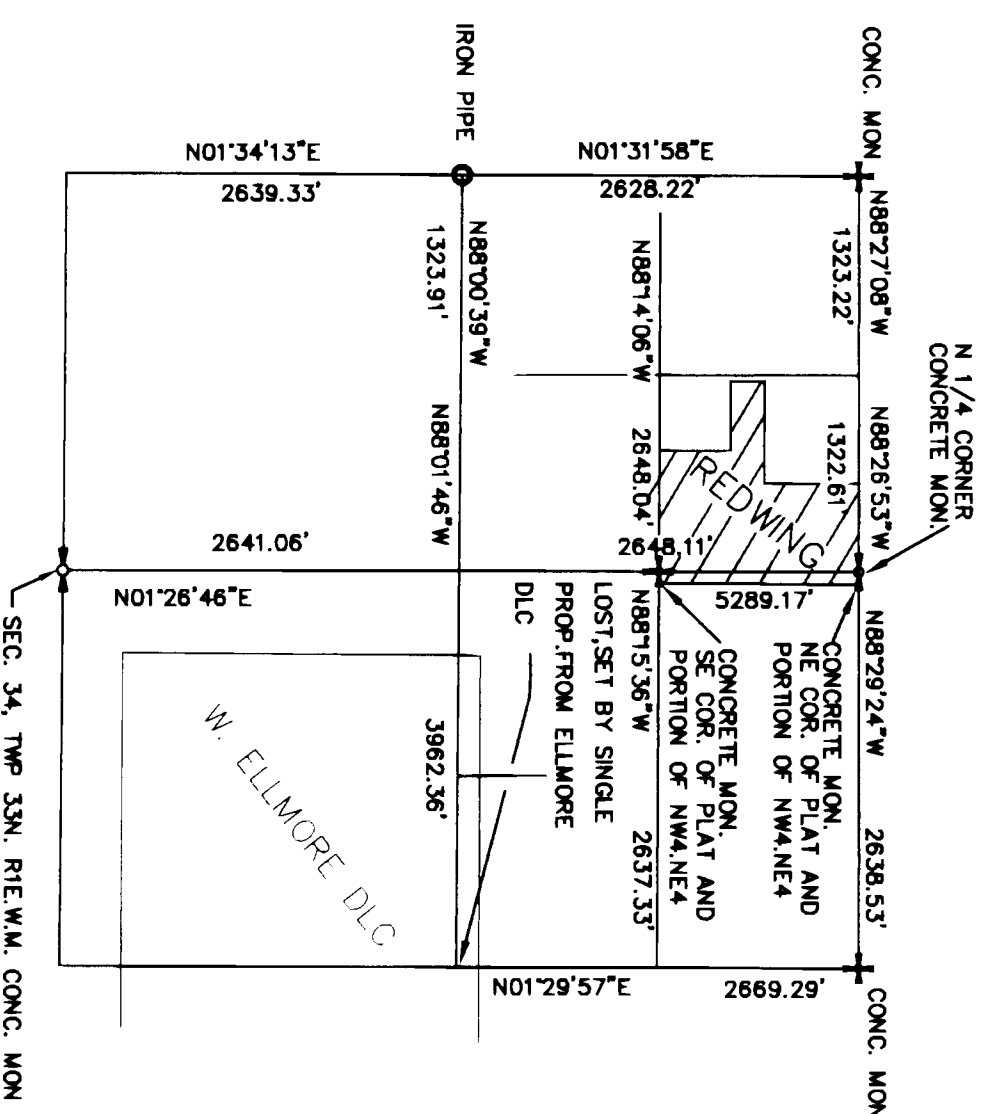
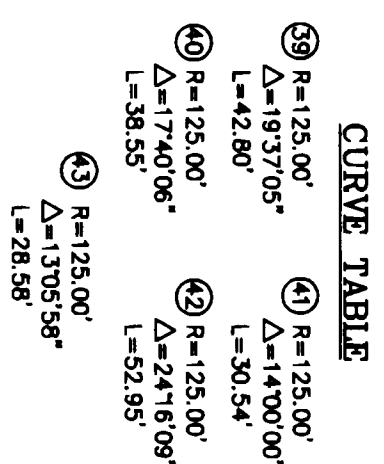
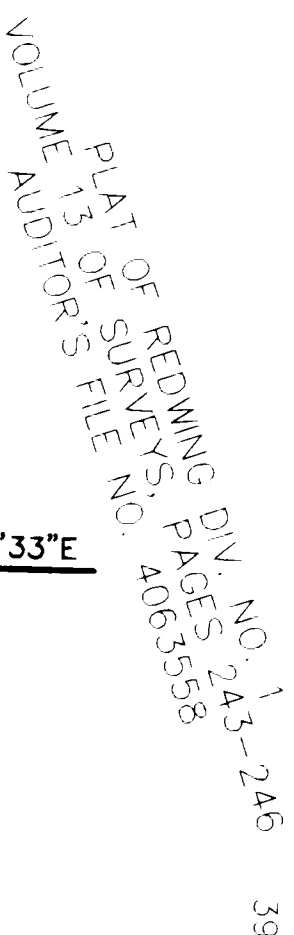
6/7/2004
OF 3


FARKETA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
840 SE 8th Ave #102 Oak Harbor, Wa. 98277 (360) 675-5973


PLAT OF REDWING
DIV. NO. 2

SURFACE MON SHOWN ON REDWING
DIVISION NO. 1 REPLACED WITH
CONCRETE MONUMENT

IN NW 1/4 & NE 1/4 OF SEC 34, TWP 33N, R1E.W.M. CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCEL NUMBERS R133334-497-2361 & R133334-432-2241



 4"x4" CONCRETE MONUMENT PB CAP
F&K DISK WITH CU TACK LS 11941
UNLESS NOTED OTHERWISE

 SET CAST ALUMINUM
SURFACE MON. STAMPED
FAKENADAKINGMA, INC
LS 11941

X SET PB PLUG WITH CU TACK AND DISK
MARKED LS 11941

BSL - BUILDING SETBACK LINE

BSL – BUILDING SETBACK LINE



6/15/04

PLAT OF REDWING
DIV. NO. 2

FAKKEMA & KINGMA, INC.

6/14/2004
SHEET 3 OF 3

CONSULTING ENGINEERS & SURVEYORS
840 SE 8th Ave #102 Oak Harbor, WA 98277 (360) 675-5973
T:\Data\FANDK PROJECTS\0001-2999\2832Redwing\Plotting\2832D2P3.dwg